

082.A

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

478,600 / 478,600

478,600 / 478,600

478,600 / 478,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		ROCKAWAY LN, ARLINGTON

OWNERSHIP

Unit #:	13
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Owner 1:	JACKSON JUDIE
Owner 2:	
Owner 3:	

Street 1:	13 ROCKAWAY LN
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA

Postal:	02474	Type:
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PREVIOUS OWNER

Owner 1:	FRANKLIN ARLINGTON GROUP -
Owner 2:	-

Street 1:	348 PARK ST
Twn/City:	NORTH READING

StProv:	MA	Cntry:
Postal:	01864	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1963, having primarily Vinyl Exterior and 1255 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7703												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	478,600			478,600				
Total Card		0.000	478,600			478,600	Entered Lot Size			
Total Parcel		0.000	478,600			478,600	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	381.35	/Parcel:	381.3	Land Unit Type:		

APPRAISED: 478,600 / 478,600
 USE VALUE: 478,600 / 478,600
 ASSESSED: 478,600 / 478,600



PRIOR ID #1:	51197
PRIOR ID #2:	
PRIOR ID #3:	
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	12/11/20 04:50:59
LAST REV DATE:	07/31/18 13:44:09
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATION:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKLIN ARLING		44974-448		4/11/2005		357,800	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2005	166	Add Bath	5,000	C		G6	GR FY06	add 1/2 bth
8/20/2004	788 738	Renovate	47,180	C		G6	GR FY06	re-do bath upgrade
6/8/2004	540	Siding	13,125			G6	GR FY06	VINYL, REROOF, REP

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Measured	DGM	D Mann
1/5/2006	External Ins	BR	B Rossignol
6/17/2005	MLS	BR	B Rossignol
3/29/2005	Info Fm Prmt	BR	B Rossignol
3/11/2005	External Ins	BR	B Rossignol
1/13/2000	Mailer Sent		
1/13/2000	Meas/Inspect	243	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH													
Type: 99 - Condo Conv			Full Bath: 1	Rating: Very Good																		
Sty Ht: 2H - 2 & 1/2 Sty			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:																		
Foundation: 1 - Concrete			A 3QBth:	Rating:																		
Frame: 1 - Wood			1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 4 - Vinyl			A HBth:	Rating:																		
Sec Wall:	%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable			RESIDENTIAL GRID																			
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good		1st Res Grid Desc: Line 1 # Units: 1																
Color: BRICK			A Kits:	Rating:		Level FY LR DR D K FR RR BR FB HB L O																
View / Desir:			Fapl: 1	Rating: Very Good		Other																
GENERAL INFORMATION			WSFlue:	Rating:		Upper																
Grade: C - Average			Lvl 2																			
Year Blt: 1963	Eff Yr Blt:		Lvl 1																			
Alt LUC:	Alt %:		Lower																			
Jurisdct: G7	Fact: .		Totals RMS: 5 BRs: 2 Baths: 1 HB: 1																			
Const Mod:																						
Lump Sum Adj:																						
INTERIOR INFORMATION			DEPRECIATION			CONDO INFORMATION			REMODELING			RES BREAKDOWN										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Phys Cond: VG - Very Good	4.6 %	Functional:		Location:		Exterior:	No Unit	RMS	BRS	FL									
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Economic:	%	Override:		Total Units:		Interior:	1	5	2										
			Special:	%			Floor: M - Multi-Level		Additions:													
			Override:	%			% Own: 2.549999952		Kitchen:													
							Name:	Baths:														
								Plumbing:														
								Electric:														
								Heating:														
								General:														
								Totals	1	5	2											
CALC SUMMARY			COMPARABLE SALES						SUB AREA			SUB AREA DETAIL										
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Basic \$ / SQ: 295.00	Size Adj.: 1.35000002	Const Adj.: 0.99989998	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Adj \$ / SQ: 398.210	Other Features: 90441	Grade Factor: 1.00						GLA	Gross Liv Ar	1,255	398.210	499,754							
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air	# Heat Sys: 1	NBHD Inf: 0.85000002	NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val														
% Heated: 100	% AC: 100	% Sprinkled:	Adj Total: 501666	Depreciation: 23077	Juris. Factor: 1.00	Juris. Factor: 1.00	Before Depr:	338.48			Net Sketched Area:	1,255	Total:	499,754								
Solar HW: NO	Central Vac: NO		Depreciated Total: 478589		Special Features: 0	Special Features: 0	Val/Su Net:	381.35			Size Ad	1255	Gross Are	1255	FinArea	1255						
% Com Wall					Final Total: 478600	Final Total: 478600	Val/Su SzAd	381.35														
MOBILE HOME			SPEC FEATURES/YARD ITEMS			PARCEL ID			IMAGE			AssessPro Patriot Properties, Inc										
Make:	Model:	Serial #:	Year:	Color:																		
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:						Total:											